

Mira Loma Detention Center – AB900 Statement of Project Scope

1/6/14

In March 2012, the County was conditionally awarded \$100 million in AB 900 funds under the Phase II Construction or Expansion of County Jails funding program to develop a 1,156 bed female detention facility at Pitchess Detention Center (Pitchess). The proposed Pitchess Female Detention Women's Village Project (Project) entailed the construction of new housing for 1,156 low to medium security female inmates, a 26-bed clinic, and site improvements. The preliminary design concept included 1,024 new dormitory beds that will include sixteen, 64-person single level dormitory cottages, plus an additional 132 existing dormitory beds, for a combined total rated bed capacity of 1,156. Pre-construction work has commenced on the proposed Project, including environmental review, site analysis, surveying, and property title review.

Mira Loma Alternative

In October, 2012, Mira Loma became available as an alternative site for the AB 900 funded Project at Pitchess following the Immigration and Customs Enforcement (ICE) Bureau's termination of its contract with the Sheriff at Mira Loma. The vacation of Mira Loma by ICE left detention beds and existing infrastructure that could be renovated, and with the construction of two additional dormitories, to accommodate the 1,156 low to medium security female inmates required under the AB 900 grant.

On March 19, 2013, the Board directed the Chief Executive Officer, Sheriff, and Department of Public Works (DPW) to report back with recommendations on the feasibility of transferring the Project from Pitchess to Mira Loma and any actions necessary to maintain AB 900 grant eligibility.

On October 22, 2013, the Board authorized the Chief Executive Officer to submit a request to BSCC to transfer the Project from Pitchess to Mira Loma Detention Facility as an alternative to the originally funded AB900 Female Detention facility at Pitchess Detention Center. Utilization of Mira Loma as an alternative site also presents fewer real estate title issues. Under AB 900, the County is required to grant the State a leasehold interest to the Project site to provide security for the bonds that will be issued by the State to fund the program. As an initial milestone, the County is required to provide evidence of clear title to the site that will be committed to the State's bonds. During the real estate due diligence review of the Pitchess site, easements by Southern California Edison and Vintage Oil Corporation required significant time to resolve and delayed the County's compliance with this State requirement. The BSCC ultimately approved the County's request for an extension to December 2013 to complete the clearance of title activity. A review of the Mira Loma site has indicated that real estate title issues will not be a concern at the site and the extended deadline could still be met.

The total project cost and bed capacity are also factors that favor the Mira Loma site. Refurbishment of the Mira Loma site to provide 1,156 beds for female inmates is estimated to cost \$66.0 million and will include refurbishment of the kitchen, clinic, inmate processing center, laundry, water system, steam plant, and site infrastructure. The AB 900 grant would fund \$60.0 million with a County match of \$6.0 million. The remaining \$40 million in AB 900 funds, combined with \$4.0 million in County matching funds, would provide an additional 448 beds at the facility. In total, transfer of the AB 900 grant to Mira Loma would provide 1,604 low to medium security beds versus 1,156 beds at Pitchess, and would reduce the level of required net County cost from \$94.7 million at Pitchess to \$10.0 million at Mira Loma.

The program for the 448 additional beds is currently under development by the Sheriff in consultation with the Mental Health and Public Health Departments. The goal of the program is to better integrate custody with mental health and substance abuse rehabilitative services and provide a direct linkage to reentry type of programs.

Maintaining AB 900 Eligibility

In order to maintain AB 900 grant eligibility, the County has formally requested a transfer of the grant to the Mira Loma site at the BSCC Board's November 2013 meeting. An adopted Revised Site Resolution of the Board of Supervisors approving the transfer, project description, and preliminary project budget and schedule must be submitted as part of the County's request.

Once the BSCC approves the grant's transfer, the CEO and the Sheriff will return to the Board in March 2014 with a detailed description of the proposed custody and rehabilitation program for the 1,604 beds at Mira Loma, and a detailed description of the proposed Project, that will be submitted to the BSCC for approval in the fall of 2014.